

Okanaganvilla Estate Winery Manufacturer Lounge Endorsement Licence Application

Letter of Intent

1. Purpose

The purpose of the endorsement is to allow us to serve wine by the glass on our outdoor patio, and inside in our Tasting Room during inclement weather.

5. Benefits to the Community

Many local organizations have approached us wishing to hold a small after hours event at our winery. Typically, these are professional firms such as accountants, doctors, lawyers etc who want an upscale location to entertain staff or clients for a few hours after work. Also, since we are rated the #1 Winery Experience in BC by Trip Advisor, many out of town groups who are in Kelowna attending a conference have approached us looking for a small, intimate location for a private event.

6. Impact of Noise on the Surrounding Community

Our target market is upscale and professional (doctors, lawyers, accountants etc) and the types of events being proposed involve networking meetings with relatively quiet background music if any. These events, with less than 100 participants will be restrained, upscale and will be finished by 10 pm. Outdoor lighting and cameras are already installed and traffic noise will be minimized as a result of our new parking lot which is next to the road. There are only two properties within 200 meters of the Tasting Room and six properties (including the full time owners home) within 1000 meters. In five years of operation, we have done everything we can to be good neighbors and have had no complaints of excessive noise. The owners live on the property and have no tolerance for excessive noise.

7. Other Impacts on the Surrounding Community

We have brought the Arts to the Local Community. The OkanaganVilla is the permanent home of Shakespeare Kelowna (ten 200 seat performances per year) and other plays such as Phantom of the Villa (which sold out two performances of 300 patrons in Sept). The Doug and Lisa TV Variety Show has been recorded at the Vibrant Vine on Saturday afternoons all summer and has been well attended by locals and tourists. A further 90,000 people watch the show on TV at home. Each Sunday we have live music on the Vibrant Vine Lawn Stage which is also well attended. Many local guests come each Sunday to relax on the Lawn picnic area with a bottle of wine.

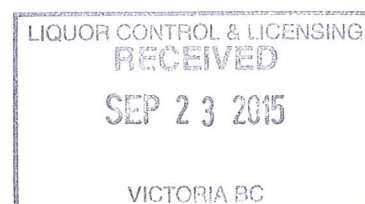
If the application is approved we could extend our service to include serving wine by the glass on our patio which overlooks the lawn.

8. Other Information

Okanaganvilla and The Vibrant Vine are currently rated the #1 Winery Experience out of 200 wineries that Trip Advisor rates in BC. (Our affiliated winery, Frequency, is currently rated the #4 winery experience in BC.) We are also rated the #4 experience in Kelowna (after Myra Canyon Park, Lake Okanagan and Wine Tours) In 2013, we won the "Best White Wine in The World "



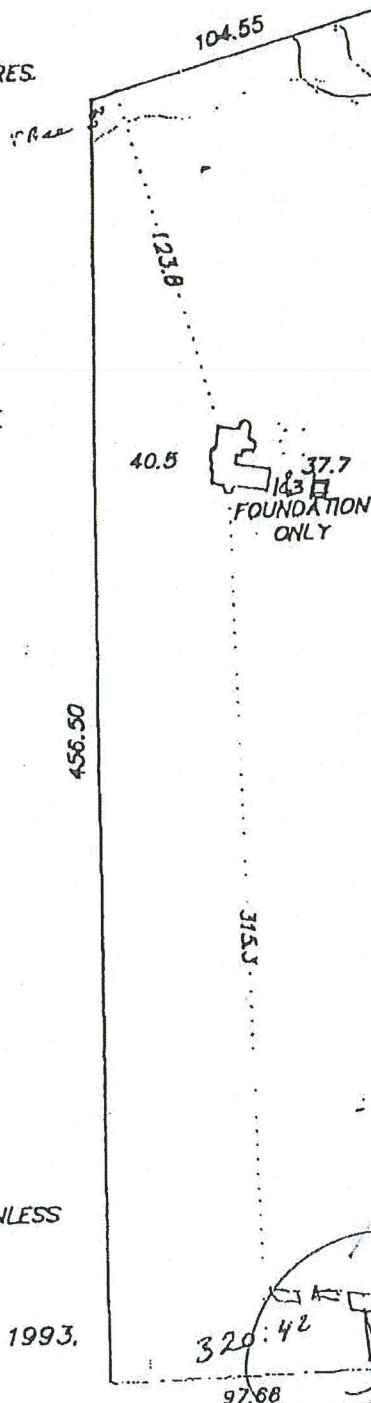
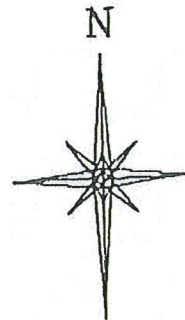
award at The World Wine Competition in Geneva Switzerland. Approximately 30% of our guests are from outside Canada and we believe we have had a significant impact on the East Kelowna economy. We have over 20 part time employees.



B.C. LAND SURVEYOR'S CERTIFICATE OF LOCATION OF BUILDING ON LOT 2 PLAN 3379 SEC. 15 TP. 26 J.D.Y.D.

SCALE 1:2500

DISTANCES ARE IN METRES



SIDE SETBACK:
5m 10'0" MINIMUM
TO FURTHEST PROJECTION

SITE OF LOUNGE
LICENSE

FILE 93-8136 FB 162

RE: HAVINGA

THIS PLAN IS FOR MORTGAGE OR
MUNICIPAL PURPOSES ONLY AND IS
NOT TO BE USED TO DEFINE THE
BOUNDARIES OF THIS LOT.

FILE

©

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED.

CERTIFIED CORRECT
this 31st day of March, 1993.

D.A. Goddard BCLS

POOLEY ROAD
3240

GODDARD and ASSOCIATES
B.C. LAND SURVEYORS
200-1449 ST. PAUL STREET KEOHNA

LIQUOR CONTROL LICENSING

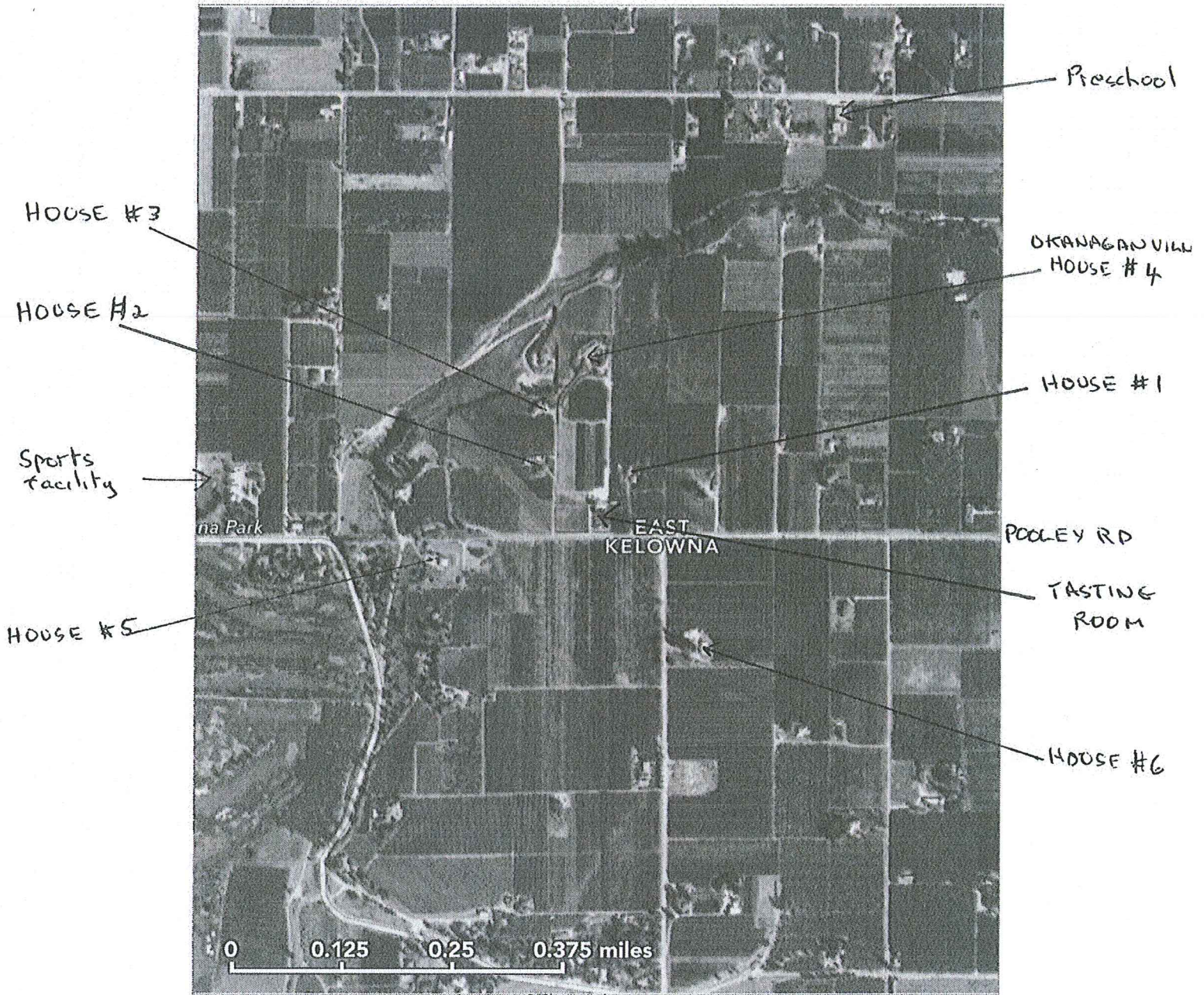
SEP 23 2015

VICTORIA BC

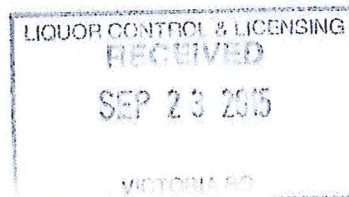
Okanagan Villa Estate Winery

3240 POOLEY RD
KELOWNA

near Southeast Kelowna — Kelowna



1 of 1





TASTING ROOM

SEP 23 2015

1 of 1

VICTORIA BC